

Planning and Zoning Commission

Staff Review Board Agenda

Meeting of January 7, 2015 - 3:00 PM to 4:00 PM
Board of Supervisors Meeting Room

Study Session Agenda

Meeting of January 7, 2015 4:00 PM
Board of Supervisors Meeting Room
County Administrative Center
219 East Cherry
Flagstaff, Arizona

These cases are scheduled for public hearing on Wednesday January 28, 2015. At the Study Session, Commissioners will address each case briefly.

1. Case No. AM-14-002: Amendment to the Zoning Ordinance for Vacation Rentals.
Applicant: Coconino County Community Development
2. Case No. AM-15-001: Amendments to the Zoning Ordinance for Section 17 (Definitions), Section 24 (Special Use), and Section 30 (Administrative).
Applicant: Coconino County Community Development
3. Amendments to Planning and Zoning Commission Operating Rules and Regulations:
Applicant: Coconino County Community Development
4. Case No. AB-15-001: A request for an Abandonment of county right-of-way as part of a minor land exchange in the Agricultural Residential (AR-5) Zone (5-acre minimum). The subject property is 1.04 acres in size and it located off Interstate I-40 along Spritz Springs Road, Parks, AZ and is identified as Assessor's Parcel Number 203-24-003B.
Applicant: Coconino County Public Works Department, Flagstaff, AZ
5. Case No. SUB-15-001: A request for the development of the Johnson Ranch Subdivision (46 lots) in the Agricultural Residential (AR-2 1/2) Zone. The subject property contains 115.54 acres and is located in Doney Park at the intersection of State Hwy. 89 and E. Landfill Road and is identified as Assessor's Parcel Number 301-31-003A.
Applicant: D & G Development, LLC, Flagstaff, Arizona

6. Case No. CUP-15-001: A request for a renewal of Conditional Use Permit (CUP-03-038) without modification for the Ponderosa Fire District fire station in the Commercial Heavy (CH-10,000) Zone. The subject property contains 1.4 acres and is located at 11951 W. Shadow Mountain Road, Bellemont, AZ and is identified as Assessor's Parcel Number 204-07-141A.
Applicant: Ponderosa Fire District, Bellemont, AZ.
7. Case No. CUP-15-002: A request for a Conditional Use Permit for a caretaker's residence associated with a new business on property located in the Commercial General (CG-10,000) Zone. The subject property contains 1.59 acres and is located at 529 Linger Lane, Valle, AZ., and is identified as Assessor's Parcel Number 503-15-019.
Applicant: Noel Leon, Valle, AZ.
8. Case No. CUP-15-003: A request a Conditional Use Permit to establish a Cottage Industry consisting of a landscaping business and storage of associated materials in the Residential Single Family (RS-40,000) Zone. The subject property contains 1.38 acres and is located at 11205 Pinon Street, Flagstaff, AZ., and is identified as Assessor's Parcel Number 301-76-039.
Applicant: Luke Neal, Flagstaff, AZ.
9. Case No. CUP-15-004: A request a Conditional Use Permit to expand the Greenhaven Fire District firehouse and parking in the Planned Community (PC) Zone. The subject property contains .25 acres and is located at 60 N. Wahweap Drive, Greenhaven, AZ., and is identified as Assessor's Parcel Number 601-44-017.
Applicant: Greenhaven Fire District, Greenhaven, AZ.

DISCUSSION ITEMS:

BOS Update

Community Development Dept. Update

Comprehensive Plan Update Process

Zoning Ordinance Revision Update

Commission & Staff Roundtable

Planning and Zoning Commission

Agenda

Meeting January 7, 2015 – 5:30 PM

Board of Supervisors' Meeting Room
County Administrative Center
219 East Cherry
Flagstaff, Arizona

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that, at this regular meeting, the Planning and Zoning Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the Commission's attorneys on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3). Items may be taken out of the order listed below at the call of the Chair.

I. APPROVAL OF MINUTES

Minutes of December 3, 2014

II. PUBLIC HEARINGS

1. Case No. CUP-14-038: A request for a new wireless communications facility to establish a 150-foot lattice tower and associated facilities in the General (G) Zone on 80 acres. The subject property is located within the Hwy. 64 corridor in the vicinity of Valle and is identified as Assessor's Parcel Number 500-04-010.
Applicant: DW Tower, LLC, Flagstaff, Arizona
2. Case No. CUP-14-0139: A request for a commercial water fill station and related facilities for the public and water hauling companies on 11.3 acres in the General (G) Zone. The property is located in Pittman Valley at 7887 E. Old Route 66, and is identified as Assessor's Parcel Number 203-17-001.
Applicant: Rotter Family Trust, Flagstaff, Arizona
3. Case No. ZC-14-006: A request for a Zone Change from Agricultural Residential (AR, 2 ½ acre minimum) to Commercial General (CG-10,000). The property is located on the west side of Hwy. 89 in the Doney Park area and is identified as Assessor's Parcel Number 301-28-026.
Applicant: Leaf Properties, Inc., Helen, GA

4. Case No. ZC-14-004: A request for modification of the Master Development Plan for the RC (Resort Commercial) Zone for Happy Jack Lodge to include a seven-bedroom family retreat center cabin, fuel service station, employee housing, greenhouse, garden areas, chicken coop, and outfitting center. The subject property is located at Mile Post 292.5 on Forest Highway 3 approximately two miles north of Clints Well, and is identified as Assessor's Parcel Number 402-31-003C. This case is being reviewed on remand from the Board of Supervisors.
Applicant: Happy Jack Lodge, LLC, Happy Jack, Arizona

5. Case No. AB-14-001: A request for Abandonment of County-owned property described as the west sixty (60) feet of Lot Ten (10) Unit One (1) FERNWOOD ESTATES as recorded in Case 3 of Maps, as Map 65. The property consists of .22 acres in the Agricultural Residential (AR) Zone, and is identified as Assessor's Parcel Number 301-62-010B.
Applicant: Coconino County Public Works Department

III. CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA

IV. DISCUSSION

1. Set next study session for **WEDNESDAY, January 28, 2015** at a time to be determined by the Director of Community Development.
2. Set next regular meeting and location for **WEDNESDAY, January 28, 2015** at 5:30 pm.